

BK 6234 PG 029

ALSO SEE

6234/31

TRANSFER

TAX 51-17

PAID

TRUSTEES DEED  
014472

**FLEET BANK OF MAINE**, a banking corporation with a principal place of business located at Waterville, County of Kennebec, State of Maine, **Trustee** of the **Lemuel D. Leighton Trust** dated January 17, 1974, for consideration paid, grants to **ALBERT K. LEIGHTON AND JANE LEIGHTON**, of Waterville, County of Kennebec, State of Maine, with Warranty Covenants, as joint tenants, a one-half interest in common and undivided in and to the following lots or parcels of land with buildings thereon, located in the City of Waterville, County of Kennebec, State of Maine:

PARCEL 1: Beginning in the northerly line of Gilman Street (now known as Mayflower Hill Drive) at an iron rod driven in the ground at the southwesterly corner of the so-called Vigue Farm; thence northerly along the westerly line of the so-called Vigue Farm one hundred fifty (150) feet to an iron rod driven in the ground; thence easterly in a line parallel to Gilman Street, one hundred (100) feet to an iron rod driven in the ground; thence southerly along a line parallel to the westerly line of the aforementioned farm one hundred fifty (150) feet to an iron rod driven in the ground in the northerly line of Gilman Street; thence westerly along the northern line of Gilman Street one hundred (100) feet to the point of beginning.

This conveyance is made and taken by the Grantees with the restrictions and limitations herein enumerated, for itself, its successors and assigns, for the benefit of the Charles W. Vigue and Emilie V. Dillenbeck, their heirs and assigns and for the benefit of the other property owners of land abutting Gilman Street, their heirs and assigns, purchasing or owning lots originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage, erected on this lot, except for steps approaching thereto, shall be located at least seventy (70) feet from the lot boundary on Gilman Street and at least thirty (30) feet from the Easterly boundary of above described lot; that any dwelling erected thereon shall not have space or tenancies or apartments for more than one family, and shall cost not less than twelve thousand (\$12,000.00) dollars; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon; and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

PARCEL 2: Beginning at the intersection of the westerly line of Lloyd Road in said Waterville and the northerly line of said Mayflower Hill Drive; thence northerly in the westerly line of the said Lloyd Road, at right angles with the said Mayflower Hill Drive, 150 feet to the southeasterly corner of Lot 15 as shown on a plan of Mayflower Realty Company land recorded in Kennebec County Registry of Deeds, Plan Book 17B, Page 187; thence westerly in the southerly line of the said Lot 15 two and four-tenths feet, more or less, to the northeasterly corner of Parcel One above; thence southerly 150 feet, more or less, in the easterly line of Parcel One above to the point of beginning.

Meaning and intending to convey the same premises conveyed to Federal Trust Company, as Trustee under the Lemuel D. Leighton Trust by deed dated January 21, 1974, and recorded in the Kennebec County Registry of Deeds in Book 1702, Page 345. **Fleet Bank of Maine** is the successor trustee to **Federal Trust Company**.

Witness my hand and seal this 13th day of June, 2000.

FLEET BANK OF MAINE

Anna A. Comer

By:

Its:

Allen E. Burtland  
VICE PRESIDENT

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

BK 6234P0030

also see  
6234/31

5117

STATE OF MAINE  
KENNEBEC, SS.

June 13, 2000

Personally appeared the above named WALTER E. BICKFORD, VICE PRES. of Fleet Bank of Maine and acknowledged the foregoing to be his free act and deed and the free act and deed of said Fleet Bank of Maine.

Before me, L.D. Zelenkewich  
- NOTARY -

L.D. ZELENKEWICH  
MY COMMISSION EXPIRES  
JULY 29, 2002



RECEIVED KENNEBEC SS.

2000 JUN 26 AM 9:00

ATTEST Norma Reed Mann  
REGISTER OF DEEDS